

BILL NO. Z-77-08-16 (without attached covenants)

ZONING MAP ORDINANCE NO. Z-27-77

AN ORDINANCE amending the City of
Fort Wayne Zoning Map No. CC13.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY
OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is
hereby designated an M 1 District under the terms of Chapter 36,
Municipal Code of the City of Fort Wayne, Indiana, 1946, as
amended by General Ordinance No. 2836 and amendments thereof;
and the symbols of the City of Fort Wayne Zoning Map No. CC13,
referred to therein, established by Section 9, Article III
of said Chapter as amended, are hereby changed accordingly,
to-wit:

Part of the Northeast Quarter of the Northwest
Quarter of Section 27, Township 31 North, Range 12
East, Allen County, Indiana, more particularly
described as follows, to-wit:

Commencing at the Northeast corner of said Northwest
Quarter; thence S 89°-31' W (Indiana State Highway
Commission bearing and is used as the basis for the
bearings in this description), on and along the
North line of said Northwest Quarter, 514.47 feet
to the point of intersection of said North line
with the Southerly projection of the centerline of
Executive Blvd.; thence S 00°-29' E, on and along
the Southerly projection of said centerline, 105.0
feet to a point on the Southerly right-of-way line
of U.S. Highway #30 as it presently exists; thence
S 89°-31' W, on and along said Southerly right-of-
way line, being a line situated 105.0 feet (measured
at right angles) South of and parallel to said North
line, a distance of 25.0 feet; thence S 00°-29' E
and parallel to said Southerly projection of Executive
Boulevard, a distance of 50.0 feet to the true point
of beginning; thence continuing S 00°-29' E and
parallel to said Southerly projection, a distance
of 600.0 feet; thence S 89°-31' W and parallel to
said North line, a distance of 365.0 feet; thence
N 00°-29' W, and parallel to said Southerly projection,
a distance of 350.0 feet; thence N 89°-31' E and
parallel to said North line, a distance of 200.0
feet; thence N 00°-29' W and parallel to said Southerly
projection, a distance of 248.37 feet to a point
situated 50.0 feet South of the Southerly right-of-
way line of said U.S. Highway #30; thence N 88°-
37'-42" E and parallel to said Southerly right-of-
way line, 105.21 feet; thence N 89°-31' E continuing
parallel to said Southerly right-of-way line, 59.8
feet to the true point of beginning, containing 3.700
acres of land, together with an easement for ingress
and egress over the 50 foot-wide strip which lies

APPROVED AS TO FORM
AND LEGALITY,


CITY ATTORNEY

1
2 between the Northerly line of the above
3 described parcel and the Southerly line of
4 said U.S. Highway #30 and together with an
5 easement, 50 foot in width, for ingress and
6 egress which lies East of and adjacent to the
7 East line of the above described parcel and
8 extends from the South line of said parcel to
9 the Southerly right-of-way line of said U.S.
10 Highway #30.

11 SECTION 2. This Ordinance shall be in full force
12 and effect from and after its passage, approval by the Mayor
13 and legal publication thereof.
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Councilman

Read the first time in full and on motion by V. Schmidt, seconded by

Stier, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 8-9-77

Charles W. Westerman
CITY CLERK

Read the third time in full and on motion by V. Schmidt, seconded by Stier, and duly adopted, placed on its passage.

PASSED (~~1054~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>0</u>	_____	_____	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>HINGA</u>	<u>X</u>	_____	_____	_____	_____
<u>HUNTER</u>	<u>X</u>	_____	_____	_____	_____
<u>MOSES</u>	<u>X</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	<u>X</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 10-11-77

Charles W. Westerman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) No. 3-27-77 on the 11th day of October, 1977.
ATTEST: (SEAL)

Charles W. Westerman
CITY CLERK

John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of October, 1977, at the hour of 12:30 o'clock P. M., E.S.T.

Charles W. Westerman
CITY CLERK

Approved and signed by me this 13th day of October, 1977, at the hour of 11:00 o'clock _____ M., E.S.T.

Rahab Elmschong
MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on August 9, 1977, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-77-08-16, and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

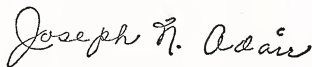
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on September 19, 1977;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the City, and the amendment will not be detrimental to and does not conflict with the overall city plan:

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held September 26, 1977.

Certified and signed this
28th day of September, 1977.



Joseph N. Adair
Secretary

Bill No. Z-77-08-16

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. CC13.

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance Do PASS. *without attached covenants*

VIVIAN G. SCHMIDT - CHAIRMAN

WINFIELD C. MOSES, JR. - VICE CHAIRMAN

WILLIAM T. HINGA

DONALD SCHMIDT

SAMUEL J. TALARICO

Vivian G. Schmidt
Winfield C. Moses, Jr.

William T. Hinga
Donald Schmidt
Samuel J. Talarico

10-11-77
DATE 10-11-77 CONCURRED IN
CHARLES W. WICKHAM, CITY CLERK

RECEIPT

Date

July 22 1977

No.

10013

Received From

a g Zacher

Address

Fifty dollars

Dollars

\$50⁰⁰

For

Resoning Executive Blvd/Coliseum

ACCOUNT

HOW PAID

AMT. OF ACCOUNT

50 -

CASH

AMT. PAID

50 -

CHECK

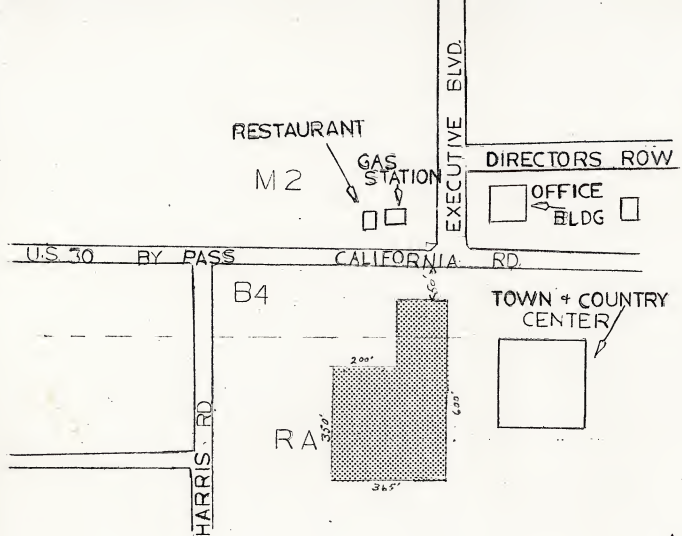
#1821

BALANCE DUE

MONEY ORDER

pr

CITY PLAN COMMISSION
CITY-COUNTY BUILDING
FORT WAYNE, INDIANA 46802



 REZONE FROM B4 & RA TO MI

MAP NO. CC13

BY

MFC

7-25-77

2-77-08-14

Date Filed _____

Intended Use _____

I/We Zacher - Trent and Co.
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an B4 & RA District to a/an M1 District the property described as follows:

"See Attached survey"

(Legal Description) If additional space is needed, use reverse side.

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

<u>Gloyd Kelsey</u>	<u>C/O 4823 Lima Rd.</u>	<u>May L. Trent</u>
<u>Intestate Industrial Park</u>		
<u>Edward Moppert</u>	<u>St. Wayne, Indiana</u>	<u>agent for owners</u>
<u>Theodore Hagerman</u>		
(Name)	(Address & Zip Code)	(Signature)

(If additional space is needed, use reverse side)

Legal Description checked by _____

NOTE FOLLOWING RULES

All requests for continuances or requests that ordinances be taken under advisement shall be filed, in writing, in the office of Community Development and Planning, by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for the meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of the ordinances must be made in writing prior to the Plan Commission's vote on the ordinance. (FILING FEE: \$50.00)

Name and address of the preparer, attorney or agent.

<u>May L. Trent, agent</u>	<u>716 S. Barn St.</u>	<u>4228474</u>
(Name)	(Address & Zip code)	(Telephone Number)
	<u>St. Wayne, Indiana</u>	

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning and Zoning (CITY PLAN COMMISSION) / Room # 830, City-County Building, One Main Street / Fort Wayne, Indiana 46802 (Phone: 423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal Description of property to be rezoning

Owners of Property

<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

(Name)

(Address & Zip Code)

(Signature)

Jerry K. Walker, P.E. & L.S.
Vice-President

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically shown below. Corners were perpetuated as indicated.

See page 2 of 2 for description.



Surveyed for: Kelsey
Survey No.: CW-144 "A"

J. J. Welch

Z. K. TAZIAN ASSOCIATES, Inc.

PROFESSIONAL ENGINEERS & LAND SURVEYORS

Zohrab K. Tazian, PE & LS
PresidentJerry K. Walker, PE & LS
Vice-President**Certificate of Survey**

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically shown below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast corner of said Northwest Quarter; thence S 89°-31' W (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on and along the North line of said Northwest Quarter, 514.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Blvd.; thence S 00°-29' E, on and along the Southerly projection of said centerline, 105.0 feet to a point on the Southerly right-of-way line of U.S. Highway #30 as it presently exists; thence S 89°-31' W, on and along said Southerly right-of-way line, being a line situated 105.0 feet (measured at right angles) South of and parallel to said North line, a distance of 25.0 feet; thence S 00°-29' E and parallel to said Southerly projection of Executive Boulevard, a distance of 50.0 feet to the true point of beginning; thence continuing S 00°-29' E and parallel to said Southerly projection, a distance of 600.0 feet; thence S 89°-31' W and parallel to said North line, a distance of 365.0 feet; thence N 00°-29' W, and parallel to said Southerly projection, a distance of 350.0 feet; thence ~~2cc~~ N 89°-31' E and parallel to said North line, a distance of 135.0 feet; thence N 00°-29' W and parallel to said Southerly projection, a distance of 248.37 feet to a point situated 50.0 feet South of the Southerly right-of-way line of said U.S. Highway #30; thence N 88°-37'-42" E and parallel to said Southerly right-of-way line, 105.21 feet; thence N 39°-31' E continuing parallel to said Southerly right-of-way line, 59.8 feet to the true point of beginning, containing 3.700 acres of land, together with an easement for ingress and egress over the 50 foot-wide strip which lies between the Northerly line of the above described parcel and the Southerly line of said U.S. Highway #30 and together with an easement, 50 foot in width, for ingress and egress which lies East of and adjacent to the East line of the above described parcel and extends from the South line of said parcel to the Southerly right-of-way line of said U.S. Highway #30.



I hereby certify on the 22nd day of July, 19 77 that the above survey is correct.

Surveyed for: Kelsey

Survey No. CW-144 "A"

J. K. Walker



OUR GOOD NEIGHBOR POLICY

1. No retail or wholesale sales shall be conducted.
2. No manufacturing of any kind shall be permitted.
3. The storage area shall be entirely enclosed by a protective fence or other permanent structure at least 8 feet in height and such protective enclosure shall be maintained by locked gates, or entrances.
4. No noise, smoke, radiation, vibration, or concussion, heat or glare shall be produced that is perceptible outside the building and no dust, fly ash or gas that is toxic, caustic, or obviously injurious to humans or property shall be produced.
5. Any side of the building providing doorways to storage areas shall be set back from the property line not less than thirty feet.
6. All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, or asphaltic concrete. Adequate bumper guards or fences shall be provided to prevent the extension of vehicles beyond property lines.
7. All lights shall be shielded to direct light onto the uses established and away from adjacent property, but it may be of sufficient intensity to discourage vandalism and theft.
8. All storage on the property shall be kept within an enclosed building.
9. No activities such as miscellaneous or garage sales shall be conducted on the premises.
10. All areas not paved shall be landscaped. Maintenance of the landscaping shall be sufficient to maintain it in good condition.
11. The area shall be properly policed by the owner and/or operator for removal of trash and debris.

12. The operation of such a facility shall in no way be deemed to include a transfer and storage business where the use of vehicles are part of such business.
13. A resident manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

AGREEMENT

WHEREAS, Harold M. Smith of Allen County, Indiana, proposes to purchase a certain 3.7 acre parcel of land generally located South of U.S. 30 By-Pass and East of Harris Road in Fort Wayne, Indiana, the legal description attached as Exhibit "A"; and

WHEREAS, said Harold M. Smith, along with the firm of Zacher-Trent & Company, proposes to construct mini-warehouses on said property; and

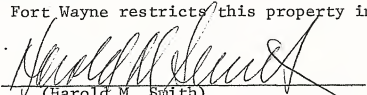
WHEREAS, said Harold M. Smith has requested the Fort Wayne City Plan Commission to rezone that parcel of land to an M1 District-Light Industrial Zoning in Bill No. Z-77-08-16;

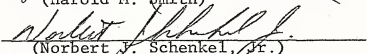
NOW THEREFORE, said Harold M. Smith, proposed owner of the above described real estate, for himself, his heirs and assigns, does now make and agree to the following stipulations to induce the Plan Commission of the City of Fort Wayne to change the zoning of said real estate from B4 and RA to M1, and agrees to be bound by the following restrictions and said zone change shall be contingent upon these restrictions being met:

1. That Harold M. Smith, his heirs or assigns, does in fact take title to the above described real estate.
2. That there be recorded in the Recorder's office of Allen County a restriction governing said piece of property, said restriction limiting the use of the property to the development of mini-warehouse facilities notwithstanding the M1 zoning district.
3. That any change in the restricted use of the property to any other use other than the current B4 and RA uses, be made subject to the prior approval of the City Plan Commission; and in connection with a petition for any such other use, the City Plan Commission shall disregard the fact that a limited M1 classification has been granted with these proceedings, and any

reclassification or removal of restrictions shall be judged upon their own merits without regard to the mini-warehouse use.


Harold M. Smith, proposed owner of the above tract of real estate, represents to the City Plan Commission, that he has met with a representative of the resident property owners in the adjoining area, and that this Agreement has been reached as a mutually satisfactory agreement with all parties concerned; and further, Norbert J. Schenkel, Jr., resident property owner and attorney, represents that his signing of this Agreement is in lieu of any remonstrance which he might have brought against this real estate rezoning on behalf of himself and the other property owners in the area, and that all terms of this Agreement are acceptable with him so long as the Plan Commission of the City of Fort Wayne restricts this property in the manner outlined above.


(Harold M. Smith)


(Norbert J. Schenkel, Jr.)
Resident Property Owner
and Attorney

STATE OF INDIANA)
COUNTY OF ALLEN) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harold M. Smith and Norbert J. Schenkel, Jr., and acknowledged the execution of the above and foregoing Agreement, this 19th day of September, 1977.


(Karen Jane Gibson) Notary Public

My Commission Expires:
January 17, 1979

This instrument was prepared by Norbert J. Schenkel, Jr., Attorney at Law.

DIGEST SHEET

TITLE OF ORDINANCE Zoning Map Amendment Ordinance3-27-08-16DEPARTMENT REQUESTING ORDINANCE CITY PLAN COMMISSIONSYNOPSIS OF ORDINANCE Petitioners are requesting the rezoning of the following described property:A parcel of ground containing 3.7 acres, more or less, generally located southof U. S. # 30 Bypass (California Road) and east of Harris Road.From "B4" and "RA" to "M1"

EFFECT OF PASSAGE This parcel of ground is presently zoned "B4" - Roadside Business and "RA" - Suburban Residential. Petitioners are requesting an "M1" District - Light Industrial Zoning.

EFFECT OF NON-PASSAGE Property will remain as presently zoned.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) none

ASSIGNED TO COMMITTEE (J.N.) _____



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

room 122

charles w. westerman, clerk

October 14, 1977

Ms. Virginia Grace
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Grace:

Please give the attached full coverage on the dates of October 18 and October 25, 1977, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. Z-77-05-10
Zoning Map Ord. Z-24-77

Bill No. Z-77-08-13
Zoning Map Ord. Z-25-77

Bill No. Z-77-08-14
Zoning Map Ord. Z-26-77

Bill No. Z-77-08-16 (without attached covenants)
Zoning Map Ord. Z-27-77

Bill No. Z-77-08-17
Zoning Map Ord. Z-28-77

Bill No. Z-77-08-33
Zoning Map Ord. Z-29-77

Bill No. G-77-09-08
General Ord. G-38-77

Please send us five (5) copies of the Publisher's Affidavit from both newspapers.

Sincerely,

Charles W. Westerman
Charles W. Westerman
City Clerk

CWW/ne
ENCL; 7

Common Council of Fort Wayne
(Governmental Unit)

To THE NEWS-SENTINEL

Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

ZONING MAP ORDINANCE
NO. Z-27-77BILL NO. Z-27-78 (Without attached
exhibits)BE IT ORDAINED BY THE COM-
MON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA:SECTION 1. That the area de-
scribed as follows is hereby desig-
nated an M 1 District under the terms
of Chapter 36, Municipal Code of the
City of Fort Wayne, Indiana, 1946, as
amended by General Ordinance No.
333 and amendments thereof; and
the symbols of the City of Fort
Wayne Zoning Map No. C-613, re-
ferred to therein, established by Sec-
tion 9, Article III of said Chapter as
amended, are hereby changed ac-
cordingly, to-wit:Part of the Northeast Quarter of
the Northwest Quarter of Section 27,
Township 31 North, Range 12 East,
Allen County, Indiana, more particu-
larly described as follows, to-wit:Commencing at the Northeast cor-
ner of said Northwest Quarter;
thence S 89 degrees - 31 minutes W
(Indiana State Highway Commission
bearing and is used as the basis for
the bearings in this description), on
and along the North line of said
Northwest Quarter, 314.4 feet to the
point of intersection of said North
line with the Southerly projection ofthe centerline of Executive Blvd.;
thence S 90 degrees 29 minutes E, on
and along the Southerly projection of
said centerline, 105.0 feet to a point
on the Southerly right-of-way line of
U.S. Highway No.30 as it presently
exists, thence S 89 degrees - 31 min-
utes W, on and along said Southerly
right-of-way line, being a line situ-
ated 105.0 feet (measured at right an-
gles) South of and parallel to said
North line, a distance of 263.7 feet;
thence S 90 degrees 29 minutes E and
parallel to said Southerly projection
of Executive Boulevard, a distance of
50.0 feet to the true point of begin-
ning, thence continuing S 90 degrees
29 minutes E and parallel to said
Southerly projection, a distance of
200.0 feet; thence S 89 degrees - 31
minutes W and parallel to said North
line, a distance of 365.0 feet; thence
N 00 degrees - 29 minutes W, and pa-
rallel to said Southerly projection, a
distance of 350.0 feet; thence N 89 de-
grees - 31 minutes E and parallel toSaid North line, a distance of 200.0
feet; thence N 00 degrees - 29 min-
utes W and parallel to said Southerly
projection, a distance of 263.7 feet to
a point situated 50.0 feet South of the
Southerly right-of-way line of said
U.S. Highway No. 30; thence N 88 de-
grees - 37 minutes - 42 seconds E and
parallel to said Southerly right-of-
way line, 105.21 feet; thence N 89 de-
grees - 31 minutes E continuing pa-
rallel to said Southerly right-of-way
line, 59.8 feet to the true point of
beginning, containing 3.700 acres of
land, together with an easement for
ingress and egress over the 50 foot
wide strip which lines between the
Northerly line of the above described
parcel and the Southerly line of said
U.S. Highway No.30 and together
with an easement, 50 feet in width,
for ingress and egress which lies
East of and adjacent to the East line
of the above described parcel and ex-
tends from the South line of said pa-
rcel to the Southerly right-of-way line
of said U.S. Highway No. 30.SECTION 2. This Ordinance shall
be in full force and effect from and
after its passage, approval by the
Mayor and legal publication thereof.Vivian G. Schmidt, Councilman
Read the third time in full and on
motion by V. Schmidt, Councilman
by Hinga, and duly adopted, placed on
its passage. PASSED by the following
vote:Ayes, Nine: Burns, Hinga, Hunter,
Wooes, Nickols, D. Schmidt, V.
Schmidt, Stier, Talarico
Nays, NoneDATE: 10-11-77
Charles W. Westernman, City Clerk
Passed and adopted by the Com-
mon Council of the City of Fort
Wayne, Indiana, as Zoning Map Ordinance
No. Z-27-77 on the 11th day of
October, 1977.ATTEST (SEAL)
Charles W. Westernman, City Clerk
John Nickols, Presiding Officer
Presented by me to the Mayor of
the City of Fort Wayne, Indiana, on
the 12th day of October, 1977, at the
hour of 10:30 o'clock P.M., E.S.T.Charles W. Westernman, City Clerk
Approved and signed by me this
13th day of October, 1977, at the hour
of 11:00 o'clock A.M., E.S.T.Robert E. Armstrong, Mayor
I, Charles W. Westernman, Clerk of
the City of Fort Wayne, Indiana, do
hereby certify that the above and
foregoing is a full, true and complete
copy of Zoning Map Ordinance No. Z-
27-77 passed by the Common Council
of the 11th day of October, 1977, and
that said Ordinance was duly signed
and approved by the Mayor on the
13th day of October, 1977 and now re-
fains on file and on record in my of-
fice.WITNESS my hand, and the official
seal of the City of Fort Wayne, Indi-
ana, this 13th day of October, 1977.
Charles W. Westernman, City Clerk
10-18-25Day Matter (Must not exceed two actual lines, neither of which shall total more
than four solid lines of the type in which the body of the advertisement is set)
— number of equivalent lines

number of lines

number of lines

number of lines

Total number of lines in notice

OF CHARGES

137 lines, 1 columns wide equals 137 equivalent lines at \$259.48

Additional charge for notices containing rule or tabular work (50 per cent of above
sum)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

PUTTING COST

Number of single column lines

Size of type 5 1/2 point

Number of insertions 2

Size of quad upon which type is cast 5 1/2

provision and penalties of Ch. 89, Acts 1967,

that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just
no part of the same has been paid.

V. E. GERKEN

25, 1977

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana
Allen County } as:Personally appeared before me, a notary public in and for said county and state, the
undersigned V. E. GERKEN who, being duly sworn, says
that she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,
which was duly published in said paper for 2 time S, the dates of publication being
as follows:

10/18-25/77

Subscribed and sworn to before me this 25th day of October 1977

Notary Public

My commission expires September 28, 1979

Common Council of Fort Wayne
(Governmental Unit)

To THE NEWS-SENTINEL

Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

137 lines, 1 columns wide equals 137 equivalent lines at .259¢
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

DATA FOR COMPUTING COST

9.9
Width of single column in ems

Size of type 5½ point

Number of insertions 2

Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date October 25, 1977

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana } as:
Allen County

Personally appeared before me, a notary public in and for said county and state, the undersigned V.E. GERKEN who, being duly sworn, says that she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 8, the dates of publication being as follows:

10/12-25/77

Subscribed and sworn to before me this 25th day of October 1977

Notary Public

My commission expires September 28, 1979

ZONING MAP ORDINANCE
NO. 2-27-77

BILL NO. 2-27-77 (Without attached covenants)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1: That the area described as follows is hereby designated an M 1 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereto; and the symbols of the City of Fort Wayne Zoning Map No. CC-13, referred to therein, established by Section 9, Article III of said Charter as amended, are hereby changed accordingly, to-wit:

Part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northwest Quarter; thence S 89 degrees - 31 minutes W (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on and along the North line of said Northwest Quarter, 514.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Blvd.; thence S 90 degrees 29 minutes E, on and along the Southerly projection of said centerline, 185.6 feet to a point on the Southerly right-of-way line of U.S. Highway No. 30 as it presently exists; thence S 89 degrees 31 minutes W, on and along said Southerly

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 13th day of October, 1977.
Charles W. Westerman, City Clerk
10-18-75

Common Council of Fort Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

ZONING MAP ORDINANCE

NO. 2-27-77
BILL NO. 2-77-06 (Without attached covers)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated an M-1 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 1034 and amendments thereto; and the symbols of the City of Fort Wayne Zoning Map No. CC13, referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northwest Quarter; thence S 89 degrees - 31 minutes W (Indiana State Highway Commission bearing and is used as the basis for the bearings in this description), on

and along the North line of said Northwest Quarter, 314.47 feet to the point of intersection of said North line with the Southerly projection of the centerline of Executive Blvd.; thence S 0 degrees - 29 minutes E, on and along the Southerly projection of said centerline, 105.2 feet to a point on the Southerly right-of-way line of U.S. Highway No. 30 as it presently exists; thence S 89 degrees - 31 minutes W, on and along said Southerly right-of-way line, being a line situated 105.0 feet (measured at right angles) South of and parallel to said North line, a distance of 25.0 feet; thence S 0 degrees - 29 minutes E and parallel to said Southerly projection of Executive Boulevard, a distance of 50.0 feet to the true point of beginning; thence continuing S 0 degrees - 29 minutes E and parallel to said Southerly projection, a distance of 600.0 feet; thence S 89 degrees - 31 minutes W and parallel to said North line, a distance of 345.0 feet; thence N 0 degrees - 29 minutes W, and parallel to said Southerly projection, a distance of 350.0 feet; thence N 89 degrees - 31 minutes E and parallel to said North line, a distance of 200.0 feet; thence N 0 degrees - 29 minutes W and parallel to said Southerly projection, a distance of 248.37 feet to a point situated 50.0 feet South of the Southerly right-of-way line of said U.S. Highway No. 30; thence N 88 degrees - 37 minutes - 42 seconds E and parallel to said Southerly right-of-way line, 105.21 feet; thence N 89 degrees - 31 minutes E, continuing parallel to said Southerly right-of-way line, 105.8 feet to the true point of beginning, containing 3,700 acres of land, together with an easement for ingress and egress over the 50 foot-wide strip which lines between the Northern line of the above described parcel and the Southerly line of said U.S. Highway No. 30 and together with an easement, 50 feet in width, for ingress and egress which lies East of and adjacent to the East line of the above described parcel and extends from the South line of said parcel to the Southerly right-of-way line of said U.S. Highway No. 30.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and legal publication thereof.

Read the third time in full and on motion by V. Schmidt, seconded by Hinga, and duly adopted on its passage. PASSED by the following vote:

Ayes: Nine: Burns, Hinga, Hunter, Moser, Nuckols, D. Schmidt, V. Schmidt, Siler, Talarico
Nays: NoneDATE: 10-17-77
Charles W. Westerman, City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. 2-27-77 on the 11th day of October, 1977.

ATTEST: (SEAL)
Charles W. Westerman, City Clerk
John Nuckols, Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of October, 1977, at the hour of 10:30 o'clock P.M., E.S.T.

Charles W. Westerman, City Clerk
Approved and signed by me this 13th day of October, 1977, at the hour of 11:00 o'clock A.M., EST.Robert E. Armstrong, Mayor
I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a true, full and complete copy of Zoning Map Ordinance No. 2-27-77 passed by the Common Council of the 11th day of October, 1977, and that said Ordinance was duly signed and approved by the Mayor on the 13th day of October, 1977 and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 13th day of October, 1977.

Charles W. Westerman, City Clerk

10-16-25

play Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

number of lines 2

number of lines 134

number of lines 1

Total number of lines in notice 137

OF CHARGES

137 lines, 1 columns wide equals 137 equivalent lines at .259¢ cents per line \$ 35.48

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 1.50

TOTAL AMOUNT OF CLAIM

\$ 36.98

COMPUTING COST

9.9

th of single column 13 ems

Size of type 5½ point

Number of insertions 2

Size of quad upon which type is cast 5½

provision and penalties of Ch. 89, Acts 1967,

that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just and no part of the same has been paid.

Arvilla DeWald

Title CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana }
Allen County } as:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says

that she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:

10/18-25/77

Subscribed and sworn to before me this 25th day of October 1977

Arvilla DeWald
Notary Public

My commission expires September 28, 1979

Common Council of Fort Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Head number of lines _____ 2

Body number of lines _____ 134

Tail number of lines _____ 1

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cents per line

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Charge for extra proofs of publication (50 cents for each proof in excess of two) _____ 1.50

TOTAL AMOUNT OF CLAIM

\$ 36.98

DATA FOR COMPUTING COST

9.9

Width of single column 11 ems

Size of type 5½ point

Number of insertions 2

Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

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Date October 25, 1977

Title _____ CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana }
Allen County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is _____ CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 times, the dates of publication being as follows:

10/18-25/77

Subscribed and sworn to before me this 25th day of October 1977

Notary Public

My commission expires September 28, 1979

ZONING MAP ORDINANCE
NO. 2-77-77BILL NO. 2-77-78 (Without attached
covenants)BE IT ORDAINED BY THE COM-
MON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA:SECTION 1. That the area de-
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of Chapter 36, Municipal Code of the
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Wayne Zoning Map No. CC13, re-
ferred to therein, established by Sec-
tion 9, Article III of said Chapter as
amended, are hereby changed ac-
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Allen County, Indiana, more particu-
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(Indiana State Highway Commission
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the bearings in this description), on
and along the North line of said
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line with the southerly projection of
the centerline of Executive Blvd.;
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and along the southerly projection of
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exists; thence S 89 degrees-31 min-
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seal of the City of Fort Wayne, Indi-
ana, this 13th day of October, 1977.
Charles W. Westerman, City Clerk
10-18-25